

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
JULY 8, 2014**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, July 8, 2014 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:35 p.m. The following members were present: Kathleen Sullivan, Chair; Justin Outling; Shermin Ata; Ellen Sheridan; and Tyler Quinn. Staff present included Elizabeth Benton, Cheryl Lilly, Gloria Gray, Mark Wayman, and Inspectors Don Sheffield, Roy McDougal, Roddy Covington, Jared LaRue, Brad Tolbert, and Rick Stovall. Also present was Terri Jones, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

1. SWEARING IN OF CITY STAFF TO TESTIFY:

City staff was sworn as to their testimony in the following matters.

2. SWEARING IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:

Property owners and citizens were sworn as to their testimony in the following matters.

3. APPROVAL OF MINUTES FROM JUNE 10, 2014 MEETING:

Mr. Outling moved approval of the June 10, 2014 meeting minutes as written, seconded by Ms. Sheridan. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Quinn, Sheridan. Nays: None.)

4. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:

Gloria Gray, Code Compliance Administrator, stated that Item 7, 1101 South Benbow Road, and Item 15, 801 West Wendover Avenue, have been pulled from the agenda due to compliance. She stated that two new cases have been added to the agenda as follows: (1) Item 20, 901 Martin Luther King, Jr. Drive, and (2) Item 21, 1311 Logan Street. In addition, Item 22, 1311 Lynwood Drive, was repaired by the owner and has been added as a rescinded case.

Mr. Quinn moved to accept changes to the agenda as stated by Code Compliance Administrator Gray, seconded by Ms. Sheridan. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Quinn, Sheridan. Nays: None.)

NEEDS INTERPRETER:

It was noted that Item 5 is a new case.

**5. 2119 Langley Street (TMN 241-4-12) Jose and Emily Espitia, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington.
(CONTINUED UNTIL AUGUST 12, 2014 MEETING)**

Code Compliance Administrator Gray stated that the date of inspection was July 3, 2013. The date of the last hearing was November 14, 2013. The Order to Repair was issued on January 10, 2014. The property was secured by the owner. There are children living in the area where the property is located but there is no school nearby. There is no history of police complaints for this property.

Serving as an interpreter for this case on behalf of the City was Rosa Alonso, 6407 Ashton Park Drive, Oak Ridge, North Carolina.

Jose Espitia, 2119 Langley Street, indicated that he is the owner of this property. He estimated that the property should be in compliance in two to three months. He is doing the work himself and plans to rent the property after it has been completed

Inspector Sheffield stated that there are no permits for this property. A building permit was required for the repair to the cracked foundation. If any wiring or fixtures are replaced, a plumbing and/or electrical permit will be needed.

Ms. Alonso shared information regarding the necessary permits with the owner.

Counsel Jones asked Code Compliance Administrator Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 1, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Code Compliance Administrator Gray stated that she agreed with these questions.

Code Compliance Administrator Gray stated that the list of violations include inoperable and missing smoke detectors; electrical equipment needs to be properly installed and maintained; unclean and unsanitary floors, ceilings and/or walls; foundation wall has holes or cracks; heat-gas/electric not on at time of inspection; water not on at time of inspection; locks not maintained or missing from windows; screens on doors should be self closing and latching; plumbing facilities must be maintained in a safe, sanitary and functional condition; cracked or missing electrical outlet cover; plumbing fixtures stopped up or clogged; water heater not properly installed or maintained; doors need to be weathertight; every window shall open and close as manufactured; windows need glazing; windows sills rotten; needs premises identification; steps rotten or in disrepair; exterior walls have loose or rotted material.

Mr. Espitia has already purchased the necessary windows and has done work of this nature before. He felt confident he could be finished a several weeks.

Mr. Outling moved to continue the case until the August 12, 2014 meeting, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Ata, Sheridan. Nays: None.)

Ms. Ata reminded the owner that the Commission will need to hear that progress has been made at the August 12, 2014 meeting.

CONTINUED CASES:

6. **2503 Kersey Street** (TMN 268-17-13) Dorothy Cornelius and Walter Cornelius, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from February 11, 2014; April 8, 2014; May 13, 2014; and June 10, 2014 hearings.
(CONTINUED UNTIL AUGUST 12, 2014 MEETING)

Code Compliance Administrator Gray stated that the date of inspection was September 1, 2011. The date of the last hearing was October 3, 2011. The Order to Repair was issued on October 26, 2011. The property did not need to be secured. There are children living in the area where the property is located and an elementary school is nearby. There is no history of police complaints for this property.

Inspector Covington stated that the video for this property was taken on July 1, 2014.

Walter Cornelius, 598 Pine Ridge Drive, provided an update of work completed since the last meeting. He has secured help to install the HVAC system and has a permit. Inspector Covington commented that the owner has done some painting and cleaning at the property. Some fixtures need to be installed and he is waiting on the electrician to do the proper installation of the HVAC system. It was noted it only takes one day to hook up the HVAC system. He hopes to be in compliance in two weeks.

Ms. Ata moved to continue the case until the August 12, 2014 meeting, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Quinn, Sheridan. Nays: None.)

7. **1101 South Benbow Road** (TMN 103-6-28) David Black and Ellen Black, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from December 10, 2013; March 11, 2014; May 13, 2014; and June 10, 2014 meetings.

(WITHDRAWN DUE TO COMPLIANCE)

8. **101 West Northwood Street** (TMN 93-4-6) Heirs of Mildred K. Hobbs, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from February 11, 2014; May 13, 2014; and June 10, 2014 meetings. **(CONTINUED UNTIL OCTOBER 14, 2014 MEETING)**

Code Compliance Administrator Gray stated that the date of inspection was March 26, 2013. The date of the last hearing was June 10, 2013. The Order to Repair was issued on June 17, 2013. The property did not need to be secured. There are children living in the area where the property is located. There is no history of police complaints for this property.

William K. Hobbs, 441 Domerick Drive, Maitland, Florida, has hired a contractor who is working at the property. Substantial work has been accomplished, and plumbing and electrical subcontractors will be onsite later in the week. The water and electricity has been turned on. The contractor believes that the job will be completed in six and a half weeks. Mr. Hobbs asked for a three-month extension to insure that all violations have been brought into compliance. Responding to questions, he stated that water has been removed from the basement and there is no evidence of mold or mildew at this time.

Inspector Sheffield reported that there are currently no permits for this property. He will need a plumbing, mechanical, and electrical permit to complete the work.

Ms. Sheridan moved to continue the case until the October 14, 2014 meeting, seconded by Ms. Ata. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Ata, Quinn. Nays: None.)

9. **2333 Floyd Street** (Parcel # 0025912) Despina Agapion Psatha, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Continued from June 10, 2014 meeting. Inspector Brad Tolbert. **(CONTINUED UNTIL AUGUST 12, 2014 MEETING)**

Code Compliance Administrator Gray stated that this case was initially inspected on July 16, 2013. The hearing was held on August 15, 2013. An Order was issued on August 23, 2013. There are children living in the area where the property is located and a school is nearby. The owner secured the property and there is no history of police complaints. The video being shown to Commissioners was taken on July 3, 2014.

Irene Agapion, 625 South Elm Street, met with the lender on July 5, 2014. She explained that the property is in a commercial package loan. The lender informed her that it would take 30 days to respond to a request to release the property. The property being referred to includes both 2333 and 2335 Floyd Street. Counsel Jones stated that both properties could be handled at the same time; however, the dates for the second property should be read into the record at this time.

Code Compliance Administrator Gray stated that the second property, located at **2335 Floyd Street**, was inspected on July 3, 2013. The hearing was held on September 26, 2013. An Order was issued on October 28, 2013. There are children living in the area where the property is located and a school is located nearby. The owner secured the property and there is no history of police complaints.

Inspector Tolbert reported that the video of 2335 Floyd Street being shown to Commissioners was taken on July 3 as well.

Ms. Agapion stated her intention to sell the properties after they are removed from the package loan. She provided a recap of the history of the properties, as provided at the last meeting, for the benefit of members. She indicated that there is a back-up plan in the event the bank does not release the note for the buyer's offered amount. If necessary, she has a contract with a contractor to begin the work on 2335 Floyd Street on July 28, 2014. A minimum of three units should be completed and ready for final inspection no later than August 22, 2014.

Ms. Sheridan moved to uphold the Inspector. There was no second and the motion failed.

Brett Byerly, 122 North Elm Street, expressed his concern with the characterization that the property was fully occupied and a vibrant community. He was present as the tenants were leaving after the electrical problems and noted there were only five occupied units. The unoccupied units were condemned at that time.

Compliance Code Benton responded to a question from Chair Sullivan about the properties being condemned. She did not have all the necessary information at hand but indicated that these two buildings were grouped together when the case was started last July. Chair Sullivan did not recall any condemned units being brought before the Commission at this address. Compliance Code Benton explained that individual units cannot be brought to the Commission in a multifamily building because an individual unit cannot be demolished out of multiple unit structure. The matter can only be brought to the Commission if the entire building is affected such as these.

Mr. Outling expressed concerns in light of issues raised by community members regarding this particular property. He also noted that there was conflicting testimony at the last meeting between Ms. Agapion and the community.

Given the fact that from the Commission's last hearing to this hearing, Ms. Agapion has followed through in furthering the sales process and furthermore, the current delay as a result of the lender's activity is presumably a result of the holiday as well as the fact Ms. Agapion has a back-up plan to bring the property into compliance or at least begin that process, Mr. Outling moved to continue the matter until the August 12, 2014 meeting, seconded by Mr. Quinn. The Commission voted 4-1 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Ata. Nays: Sheridan.)

10. **2335 Floyd Street** (Parcel # 0025912) Despina Agapion Psatha, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Continued from June 10, 2014 meeting. Inspector Brad Tolbert. **(CONTINUED UNTIL AUGUST 12, 2014 MEETING)**
11. **3504 Alton Street** (Parcel #0020904) Victoria and Cheikwe Archibong, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Stovall. Continued from April 8, 2014 meeting. **(CONTINUED UNTIL AUGUST 12, 2014 MEETING)**

Code Compliance Administrator Gray stated that the property was inspected on July 2, 2013. The hearing was held on August 1, 2013. An Order was issued on the same date. There are children living in the area where the property is located and a school is nearby. The property did not need to be secured and there is no history of police complaints.

Andrew Clement, 1511 McCormick Street, is the general contractor and the Board Chairman for the organization renting the house from the owners. They are one week away from completion. Plumbing and electrical inspections are scheduled for tomorrow.

Mr. Quinn moved to continue this case until the August 12, 2014 meeting, seconded by Mr. Outling. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Ata, Sheridan. Nays: None.)

- 12. 1511 Randolph Avenue** (TMN 76-1-14) Ramon Vasquez, Maria Antonia Garcia Salazar, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from February 12, 2013; April 9, 2013; June 11, 2013; July 9, 2013; October 8, 2013; November 13, 2013; December 12, 2013; and March 11, 2014 meetings.
(CONTINUED UNTIL SEPTEMBER 9, 2014 MEETING)

Code Compliance Administrator Gray stated that the property was inspected on March 5, 2012. The hearing was held on April 16, 2012. An Order was issued on May 17, 2012. There are children living in the area where the property is located. The property did not need to be secured and there is no history of police complaints.

Ramon Vasquez, 1801 Larkin Street, requested a continuance of several months to bring the property into compliance.

The video being shown to Commissioners was taken on July 2, 2014. Inspector Tolbert has seen progress on the property. The owner has an electrical permit and only cosmetic repairs are left to be completed.

Members commented that the property, as shown in the video, looked very good.

Ms. Sheridan moved to continue the case until the September 9, 2014 meeting, seconded by Ms. Ata. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Ata, Sheridan. Nays: None.)

- 13. 1501 Summit Avenue** (TMN 256-45-48) Raymond D. Honeycutt, Jr., Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from January 14, 2014; February 11, 2014; and June 10, 2014 meetings. **(CONTINUED UNTIL AUGUST 12, 2014 MEETING)**

Code Compliance Administrator Gray stated that the property was inspected on September 18, 2012. The hearing was held on October 18, 2012. An Order was issued on the same date. There are children living in the area where the property is located and a school is located nearby. The property did not need to be secured and there is no history of police complaints.

Jim Teel, Rehabilitation Advisor for the City of Greensboro, 300 West Washington Street, informed the Commission that the project has almost been completed. Plumbing and electrical finals should occur within the next week. There have been material delays and flooring should arrive next week. The contractor feels the property will be in compliance within two to three weeks, depending on materials.

The video being shown to Commissioners was taken on July 2, 2014. Inspector LaRue was in agreement that repairs should be completed within another week or so.

Ms. Ata moved to continue this case until the August 12, 2014 meeting, seconded by Mr. Quinn. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Ata, Sheridan. Nays: None.)

NEW CASES:

- 14. 3310 Woodlea Drive** (Tax Map #494-4-8) Heirs of Fannie Mae Cason, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Tolbert. **(INSPECTOR UPHELD)**

Code Compliance Administrator Gray stated that the date of inspection was April 11, 2013. The date of the last hearing was November 15, 2013. The Order to Repair was issued on January 10, 2014. There are children living in the area where the property is located and there is a school nearby. There is no history of police complaints for this property. The property did not have to be secured.

The video being shown was taken on July 2, 2014.

There was no one present to speak on the property. Staff has not heard from the owner regarding his or her inability to be present at the hearing.

Counsel Jones asked Code Compliance Administrator Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 2, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Code Compliance Administrator Gray stated that she agreed with these questions.

Code Compliance Administrator Gray stated that the list of violations include board, secure, or repair building notice; power not on at time of inspection; water not on at time of inspection; unclean/unsanitary floors, ceilings and walls; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; roof drains, gutters, and downspouts in disrepair; all exterior property shall be maintained free from weeds and plant growth in excess of 12 inches.

Given the absence of any intent by the owner to bring the property into compliance as well as the fact that the City has not heard from the owner or other interested parties and this particular property has been out of compliance for over one year, Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Quinn, Sheridan. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **3310 Woodlea Drive** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

15. 801 West Wendover Avenue (Parcel # 0004267) Irene and George Palamaris, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector LaRue.
(WITHDRAWN DUE TO COMPLIANCE)
16. **2613 Liberty Road** (Parcel #0011256) Jolene Mock and Freddie Gowins, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Brad Tolbert.
(INSPECTOR UPHELD)

Code Compliance Coordinator Gray stated that this case was initially inspected on August 21, 2013. The hearing was held on August 21, 2013. An Order was issued on September 20, 2013. There are children living in the area where the property is located and an elementary school is nearby. There have been no police complaints. The property did not have to be secured.

The video being shown was taken on July 2, 2012.

There was no one present to speak on the property. Staff has not heard from the owners or their representatives. The Inspector did not see anyone at the property and a warrant was required to gain entry to the house.

Counsel Jones asked Code Compliance Administrator Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 2, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Code Compliance Administrator Gray stated that she agreed with these questions.

Code Compliance Administrator Gray stated that the list of violations include exposed wiring at light fixture; handrail shall be between 30" and 42" above tread nosing of finished floor; needs premises identification; rear deck flooring is rotten or in disrepair; all exterior property and premises shall be maintained in a clean and sanitary condition; rotten flooring must be repaired; structural member of roof rotten or deteriorated; missing smoke detectors; ducts need to be cleaned, repaired, and secured; heating system not maintaining 68 degrees in habitable rooms, bathrooms; dwelling shall be kept free from insect and rodent infestation; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping, or flaking paint that must be repaired, removed or covered; rotten flooring must be repaired; loose floor covering must be repaired or replaced; every window shall open and close as manufactured; windows need glazing; exterior walls have loose or rotted material; foundation wall has missing or not maintained ventilation; walls have cracked or loose plaster, decayed wood or other defective material.

Inspector Sheffield stated that there are no permits for this property. He informed members of the property's history. On August 19, 2013 a call was made to 911 because the renter had fallen through the floor right in front of the front door. There have been no changes in the property since that time.

Given no evidence the property will be brought into compliance as well as no testimony from the property owner, Mr. Quinn moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Quinn, Sheridan. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **2613 Liberty Road** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

17. 4100 Hampshire Drive (Parcel #00211691) Shelly Teague, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Stovall.
(CONTINUED UNTIL AUGUST 12, 2014 MEETING)

Code Compliance Coordinator Gray stated that this case was initially inspected on February 19, 2013. The hearing was held on March 21, 2013. An Order was issued on May 9, 2013. There are children living in the area where the property is located and an elementary school is nearby. There have been no police complaints. The property did not have to be secured.

The video being shown was taken on July 7, 2012.

Counsel Jones asked Code Compliance Administrator Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 7, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Code Compliance Administrator Gray stated that she agreed with these questions.

Code Compliance Administrator Gray stated that the list of violations include ceiling contains holes and is rotten or in disrepair; bathroom ceiling has holes and is rotten in disrepair; water heater relief valve improperly installed and maintained; unclean/unsanitary floors, ceilings and walls.

There was no one present to speak on the property. Inspector Stovall informed members that Ms. Teague, the owner, called earlier to inform the Commission that the property will be in Compliance by tomorrow. Inspector Stovall indicated that there is little left to do and she has actively been making repairs. The property is owner-occupied.

Ms. Sheridan moved to continue the case until the August 12, 2013 meeting, seconded by Ms. Ata. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Quinn, Sheridan. Nays: None.)

18. 1817 Willora Street (Parcel #0025849) Junior Perry Johnson, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(INSPECTOR UPHELD)**

Code Compliance Coordinator Gray stated that this case was initially inspected on February 15, 2013. The hearing was held on March 18, 2013. An Order was issued on the same day. There are children living in the area where the property is located. There have been no police complaints. The property did not have to be secured.

The video being shown was taken on July 1, 2012.

Counsel Jones asked Code Compliance Administrator Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 1, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Code Compliance Administrator Gray stated that she agreed with these questions.

Compliance Administrator Gray stated that the list of violations include electrical equipment needs to be properly installed and maintained; power not on at time of inspection; unsafe electrical wiring; doors difficult to operate; missing smoke detector; heat—gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary condition; sewer line not properly installed and/or maintained; water heater not properly installed or maintained; dwelling shall be kept free from insect and rodent infestation; unclean and unsanitary floors, ceilings and walls; wall structural member unable to support imposed load; walls have peeling, chipping or flaking paint; walls have cracks, holes or loose plaster, decayed wood or other defective material; rotten flooring must be required; rotten roof sheathing; roof structural member rotten or deteriorated; ceiling contains holes, loose material and/or in disrepair; exterior doors need to be weathertight; bathroom must have a door and interior lock; every window shall open and close as manufactured; windows need to be weathertight; bathroom requires ventilation system; chimney not maintained and in good repair; exterior wood surface needs to be maintained by painting or other protective coating; exterior walls contain holes and breaks; foundation wall has holes or cracks; roof has leaks; exterior—all mechanical appliances shall be properly installed and maintained; needs premises identification; steps rotten or in disrepair; deck, porch, and/or patio flooring rotten or in disrepair; ceiling contains holes, rotten and in disrepair; all exterior property and premises shall be maintained in clean and

sanitary condition; all sidewalks, walkways, driveways, stairs, and parking spaces shall be maintained; cracked or missing electrical and switch plate covers; electrical equipment needs to be properly installed and maintained; exposed wiring at outlet and light fixture; carbon monoxide detector required.

There was no one present to speak on the property. The Inspector indicated that he has seen no changes in the condition of the property.

Inspector Sheffield stated that a building permit was pulled for floor joist repair but the last permit inspection was on June 28, 2013.

Ms. Sheridan moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Quinn, Sheridan. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **1817 Willora Road** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

19. 314 Aloe Road Chapter 17 (Parcel #0074532) Bank of America, TX and Bank of America, AZ, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Tolbert. (INSPECTOR UPHELD)

Code Compliance Coordinator Gray stated that this case was initially a housing case referred to the Minimum Housing Commission. The case was pulled from last month's agenda because the owner proceeded with having the house demolished the week prior to the meeting. However, they did not demolish the accessory structure which was listed as a violation on the original housing case. The structure is a dilapidated mobile home and it is unsafe. This case is being continued for this remaining violation as a Chapter 17, Article 2 nuisance case for unsafe buildings. Staff is requesting an Order of Demolition for the mobile home accessory structure. All parties were served with a notice of Chapter 17 and the notice of this hearing.

Code Compliance Coordinator Gray stated that the list of violations include the building, specifically the abandoned mobile home, is in a state of such disrepair and dilapidation that the building is dangerous to life, health, and surrounding properties unless it is immediately repaired or demolished; the condition of the walls, floors, and roof are in such a state of disrepair that the building constitutes a health and safety hazard; and the cost of repair to bring the building into compliance with the Minimal Housing Code is more than 65 percent of the value of the building as it stands at the time of the inspection.

Counsel Jones asked Code Compliance Administrator Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; and the last time the property was inspected was July 2, 2014. Code Compliance Administrator Gray stated that she agreed with these questions.

The house was demolished but the mobile home was left. Inspector Sheffield commented that a final on the demolition permit for this property has not been called in yet. Staff commented that the demolition contractor has been called and a voice mail was left requesting clarification on the structures that were intended for demolition. They were informed that the trailer also needed to be demolished. No reply has been received to date.

Mr. Quinn moved to uphold the Inspector, seconded by Ms. Sheridan. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Quinn, Sheridan. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **314 Aloe Road** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**20. 901 Martin Luther King, Jr. Drive
(INSPECTOR UPHELD)**

Code Compliance Coordinator Gray stated that this case was initially inspected on May 25, 2012. The hearing was held on June 25, 2012. An Order was issued on the same day. There are children living in the area where the property is located. There have been no police complaints. The City did not have to secure the property.

The video being shown was taken on July 7, 2012.

Counsel Jones asked Code Compliance Administrator Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 7, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Code Compliance Administrator Gray stated that she agreed with these questions.

Code Compliance Administrator Gray stated that the list of violations include cracked or missing electrical outlet covers; cracked or missing switch plate cover; exposed wiring throughout house; unclean and unsanitary floors, ceilings and/or walls; missing smoke detectors; heat—gas/electric not on at time of inspection; plumbing fixtures stopped up or clogged; walls has peeling, chipping or flaking paint that must be repaired, removed or covered; doors need to be weathertight; bedrooms must have a door and interior lock; locks not maintained or missing from windows; screens required on windows; every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; foundation walls has holes or cracks; foundation wall has ventilation not maintained or missing; property needs to be graded to prevent accumulation of standing water; needs premises identification; deck, porch, and patio flooring rotten or in disrepair.

There was no one present to speak on the property. Staff indicated that there has been no communication from the owner or representative.

Compliance Coordinator Benton stated that the case has been published but the owner will not sign for notices or contact staff.

Given the lack of evidence on the part of the owners to bring the property into compliance including their absence at this hearing and their prior statements that they were not going to fix the property, Mr. Outling moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Quinn, Sheridan. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **901 Martin Luther King, Jr. Drive** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**21. 1011 Logan Street
(CONTINUED UNTIL AUGUST 12, 2014 MEETING)**

Code Compliance Coordinator Gray stated that this case was initially inspected on March 25, 2013. The hearing was held on February 26, 2014. An Order was issued on May 1, 2014. There are children living in the area where the property is located and an elementary school is nearby. There have been police complaints for this property. The City did not have to secure the property.

Counsel Jones asked Code Compliance Administrator Gray if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was July 7, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Code Compliance Administrator Gray stated that she agreed with these questions.

Code Compliance Administrator Gray stated that the list of violations include cracked or missing electrical outlet and switch plate covers; electrical equipment needs to be properly installed and maintained; exposed wiring at outlet and light fixtures; power not on at time of inspection; unsafe electrical wiring; missing smoke detector; heat—gas/electric not on at time of inspection; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracked or loose plaster, decayed wood or other defective material that must be corrected; rotten flooring must be repaired; loose floor covering must be repaired; exterior doors need to be weathertight; screens required on windows; every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; electrical outlet weather cover missing; exterior wood surface needs to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls not weatherproof and have loose or rotten material; foundation wall has holes or cracks; plumbing facilities must be maintained in safe, sanitary, function condition; steps are rotten or in disrepair on back porch; front porch--deck, porch and/or patio flooring rotten or in disrepair; and ceiling contains holes, rotten and in disrepair—front porch.

Inspector McDougal stated that the owner of the property is present. He was severely injured in the fire that occurred at the property. The Commission granted permission for the owner to speak from his seat in the audience.

Michael Taylor, owner, indicated that he is coming back and forth from South Carolina. He plans to make the repairs from his own funds. He has not completed an assessment to determine what is necessary to bring the property back into full compliance.

Ms. Sheridan was supportive of a continuance to allow the owner time to secure an estimate and formulate a plan as to how he can get his property into compliance. She suggested he meet with a contractor to determine the cost of repairs and timeframe.

Ms. Sheridan moved to continue the case until the August 12, 2014 meeting, seconded by Mr. Outling. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Sheridan, Quinn. Nays: None.)

RESCINDED CASES:

**22. 1311 Lynwood Drive
(RESCINDED)**

Mr. Quinn moved to rescind 1311 Lynwood Drive, seconded by Mr. Outling. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Sheridan, Quinn. Nays: None.)

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 2:54 p.m.

Respectfully submitted,

Kathleen Sullivan,
Chairwoman, City of Greensboro Minimum Housing Standards Commission

KS:sm/jd